067.A	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	715,500 / 715,500
					USE VALUE:	715,500 / 715,500
					ASSESSED:	715,500 / 715,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARRINGTON DAVID R--ETAL
Owner 2:	DEFORD CARLA W
Owner 3:	
Street 1:	6 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,382 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 1772 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8382.000	245,500		470,000	715,500
Total Card	0.192	245,500		470,000	715,500
Total Parcel	0.192	245,500		470,000	715,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.90 | /Parcel: 403.9

Legal Description

User Acct

128347

GIS Ref

GIS Ref

Insp Date

10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	245,600	0	8,382.	470,000	715,600	715,600	Year End Roll	12/18/2019
2019	101	FV	207,700	0	8,382.	436,400	644,100	644,100	Year End Roll	1/3/2019
2018	101	FV	207,700	0	8,382.	436,400	644,100	644,100	Year End Roll	12/20/2017
2017	101	FV	207,700	0	8,382.	382,700	590,400	590,400	Year End Roll	1/3/2017
2016	101	FV	207,700	0	8,382.	349,200	556,900	556,900	Year End	1/4/2016
2015	101	FV	195,300	0	8,382.	308,900	504,200	504,200	Year End Roll	12/11/2014
2014	101	FV	195,300	0	8,382.	292,100	487,400	487,400	Year End Roll	12/16/2013
2013	101	FV	195,300	0	8,382.	278,000	473,300	473,300		12/13/2012

!5764!

PRINT

Date	Time
12/10/20	20:36:25

LAST REV

Date	Time
11/17/20	10:59:38
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5764

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARRINGTON DAVI	23925-73		11/19/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2020	1104	Redo Bas	22,450	O				
9/5/2012	1113	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Meas/Inspect	BS	Barbara S
4/10/2013	Info Fm Prmt	EMK	Ellen K
4/6/2009	Entry Denied	345	PATRIOT
4/20/2000	Inspected	270	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
8/18/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128347
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8382		Sq. Ft.	Site		0	70.	0.80	12									470,020						470,000	

Total AC/HA: 0.19242 | Total SF/SM: 8382 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 470,020 | Spl Credit | Total: 470,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33359373
Const Adj.:	0.99742496
Adj $ / SQ:	139.667
Other Features:	82550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355842
Depreciation:	110311
Depreciated Total:	245531

COMMENTS

OF=2ND SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

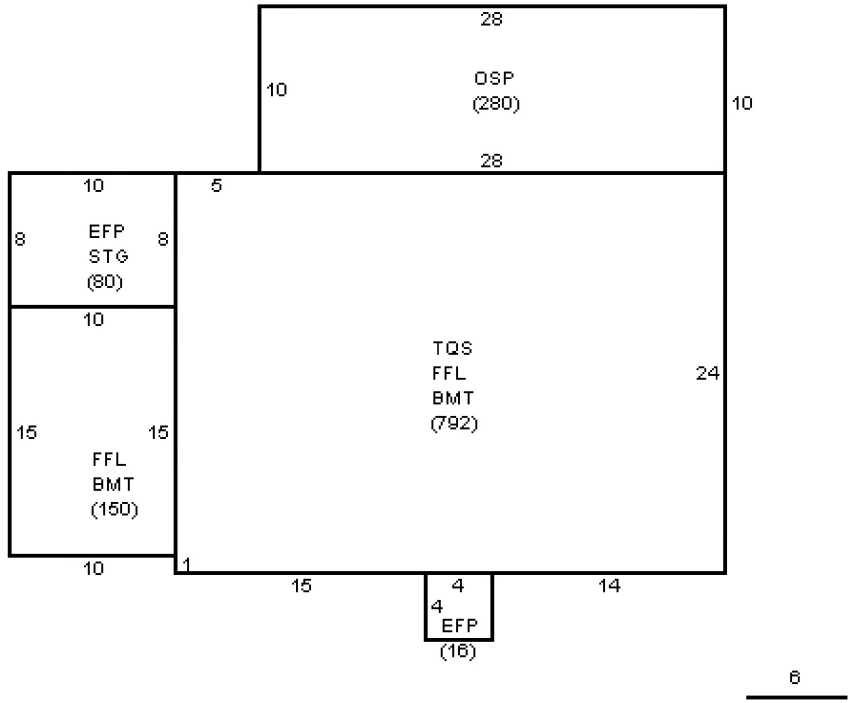
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.67
Special Features:	0	Val/Su Net:	83.67
Final Total:	245500	Val/Su SzAd	159.83

SKETCH



SUB AREA

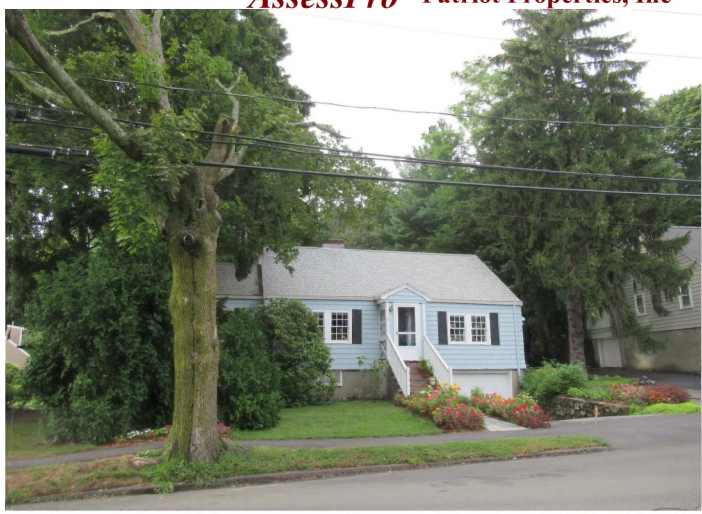
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	942	48.710	45,884
FFL	First Floor	942	139.670	131,566
TQS	3/4 Story	594	139.670	82,962
OSP	Screen Porch	280	24.570	6,879
EFP	Enclos Porch	96	55.440	5,322
STG	Storage	80	8.480	678
	Net Sketched Area:	2,934	Total:	273,291
Size Ad	1536	Gross Are	3132	FinArea 1772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: